

What is Claimed is:

1. A property exchange management system, comprising:
- a multi-user data network,
 - 5 - at least one broker application implementing the exchange logic by controlling the flow of information in the system,
 - at least one property exchanger as a client,
 - and at least one qualified intermediary;
- 10 wherein the broker, the property exchanger and the qualified intermediary communicate by means of the multi-user network.
2. A system according to claim 1,
- wherein at least one database is connected to the broker.
- 15 3. A system according to claim 1,
- wherein the broker is designed to detect opportunities for, initiates and performs property exchange transactions.
4. A system according to claim 3,
- 20 wherein the broker is designed to detect opportunities for, initiates and performs property exchange transactions based on the exchanger's acquisition and disposition behavior.
5. A system according to claim 1,
- 25 wherein the broker is designed to edit legal documents to be transmitted to the qualified intermediary.
6. A system according to claim 1,
- wherein the property exchanger comprises a synchronization module for automatic
- 30 data exchange with the broker.
7. A system according to claim 6,
- wherein the synchronization module is designed for a data exchange between a procurement or financial planning system of the exchanger and the broker.
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8. A system according to claim 1,
wherein the broker is designed to exchange reports with the qualified intermediary
which are digitally signed.

- 5 9. A method of managing a property exchange comprising
- establishing a multi-user data communication network between at least one broker application , at least one property exchanger as a client, and at least one qualified intermediary, and
 - implementing exchange logic by controlling the flow of information in the system.

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10. A method according to claim 9,
further comprising automatically detecting opportunities for, initiating, and
performing property exchange transactions.

- 15 11. A method according to claim 10,
wherein automatically detecting opportunities for, initiating, and performing
property exchange transactions is based on the exchanger's acquisition and disposition
behavior.

- 20 12. A method according to claim 9,
further comprising editing legal documents to be transmitted to the qualified
intermediary.

13. A method according to claim 9,
25 further comprising synchronizing the exchange of data between the property
exchanger and the broker.

14. A method according to claim 13,
further comprising exchanging information between a procurement or financial
30 planning system of the exchanger and the broker.

15. A method according to claim 14,
further comprising exchanging information on sold and bought equipment as well as
business plans between the property exchanger and the broker.

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16. A method according to claim 9,
further comprising exchanging digitally signed reports between the broker and the
qualified intermediary.
- 5 17. A method according to claim 9,
further comprising committing, signing, or encrypting like-kind transactions using
public key infrastructure.
18. Computer Software implementing a method according to claim 9.
- 10 19. An Internet platform implementing a method according to claim 9.
20. A method for the automatic detection of like-kind exchanges,
comprising the steps of:
- 15 - selecting combinations of the property owner's pool of acquired and disposed assets,
and
- matching the assets for a like-kind exchange.
21. A method according to claim 20,
- 20 wherein the step of matching is based on a utility function using at least one of the
variables of:
- amount of taxable income realized on disposition of assets,
- proceeds realized on disposition of relinquished property,
- like-kind characteristics of both relinquished and acquired property,
- 25 - the date a new asset is acquired,
- tax cost for acquired asset, and
- the number of days that have passed since an asset was relinquished.
22. A method according to claim 21,
- 30 wherein at least two variables are weighted to combine for the utility function.
23. A method according to claim 20,
wherein the variables of the asset selection are customizable manually or
automatically.
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24. A method according to claim 20,
wherein the variables of the asset selection are customizable remotely over a multi-
user data network.

5 25. Computer Software implementing a method according to claim 20.

26. An Internet platform implementing a method according to claim 20.

27. An optimization method for asset selection in like kind exchanges with adjustable
10 parameters to meet needs of specific users, comprising
- maximizing deferrals of taxable income,
- minimizing bounded cash in a qualified intermediary account and
- minimizing potential profit deferral that is allowed to be unutilized after a
predetermined time period.

15 28. A computer software implementing a method according to claim 27.

29. An Internet based service platform implementing a method according to claim 27.

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